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Twenty-eighth
Annual
Report

IMPROVED DWELLINGS ASSOCIATION

1914

Incorporated
April 3, 1885

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Twenty-eighth Annual Report

OF THE

IMPROVED DWELLINGS ASSOCIATION

February 2, 1914

BOSTON
NATHAN SAWYER & SON, Inc., PRINTERS
41 Pearl Street
1914

Officers for 1914.

PRESIDENT:

WALTER HUNNEWELL.

VICE-PRESIDENT:

RICHARD W. HALE.

CLERK AND TREASURER:

WILLIAM MINOT.

DIRECTORS:

Philip Cabot,
Richard W. Hale,
Edwin D. Brooks,
Edward C. Fitz,
Ida M. Mason,
Walter Hunnewell,
Helen Sharp,
William Minot.

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Improved Dwellings Association.

TRIAL BALANCE.

December 31, 1913.

53352

ASSETS.

Cash on hand:		
Old Colony Trust Company,		
Balance January 1, 1914 . .	$1,270.21	
Deposited January, 1914 . .	419.72	$1,689.93
Broadway Estate:		
Book Value January 1, 1913 . .	$48,500.00	
Less Depreciation, 1913 . .	500.00	48,000.00
Second Street Estate:		
Book Value of Land	$10,000.00	
Book Value of Buildings	30,000.00	40,000.00
Athens Street Real Estate:		
Book Value January 1, 1913		2,775.00
Profit and Loss		12,003.68
Total		$104,468.61

LIABILITIES.

Unpaid Commission	$186.33
Undivided Income	4,282.28
Capital Stock	100,000.00
Total	$104,468.61

I hereby certify that I have examined the accounts of the Treasurer of the Improved Dwellings Association for the year ending December 31, 1913, and find them to be correct and duly vouched for.

HORACE C. HARTSHORN,
Certified Public Accountant.

3168

FINANCIAL STATEMENT.

Year Ending December 31, 1913.

Balance of Cash on hand			$2,321.29
Rentals.	RECEIPTS.		
Broadway Estate	$4,158.00		
Second Street Estate	3,166.30	$7,324.30	
Interest Less Treasurer's Commission		28.26	7,352.56
Total			$9,673.85
Broadway Estate.	PAYMENTS.		
Taxes	$772.28		
Water Rates	136.93		
Agent	120.00		
Janitress	273.00		
Insurance	162.00		
Repairs	650.88		
Light	17.28		
Sundries	15.45		
Treasurer's Commission	98.89	$2,246.71	
Second Street Estate.			
Taxes	$727.56		
Water Rates	247.90		
Agent	279.99		
Janitress	284.20		
Repairs	657.42		
Light	56.66		
Fuel	45.50		
Sundries	9.76		
Treasurer's Commission	81.62	2,390.61	
Carried forward		$4,637.32	$9,673.85

Brought forward	$4,637.32	$9,673.85
Athens Street Estate.		
Taxes, 1913	20.64	
Mortgage Interest.		
Six months to February 7, 1913 .	20.00	
Dividends 48 and 49	2,000.00	
Rent Guarantee: Samuel B. Klein . .	50.00	
Office Expense	70.25	
Sundry Expenses	4.80	
Mortgage Paid in Full	1,000.00	
Treasurer's Commission to December 31, 1912	180.91	7,983.92
Balance		$1,689.93

TREASURER'S REPORT.

To the Stockholders:

I submit herewith my report of the operations of your Company for the year 1913.

During the year the last of the mortgage debt, being $1,000, was paid off, so that your properties are now free and clear.

I desire to acknowledge, as heretofore, the conscientious and intelligent efforts of your agent, Mrs. O'Sullivan.

WILLIAM MINOT,
Treasurer.

PROPERTY OF THE ASSOCIATION.

Is in South Boston, Mass., and is as follows:

(1) **Rufus Ellis Memorial** (office, 25 West Second Street), a brick structure, completed in December, 1888; built in three sections divided by brick partitions, making practically three buildings. It has fifty-six tenements. Prices are: For a single room, $1.00 per week; for two rooms, $1.30 to $1.50 per week; for three rooms, $1.50 to $2.00 per week; for four rooms, $2.25 to $2.50 per week.

(2) **31-33 Athens Street** (in rear of Rufus Ellis Memorial) vacant land.

(3) **Broadway Estate** (on Broadway, C and Athens Streets). This estate is about a quarter of a mile from properties numbered 1 and 2, and consists of shops and tenements. The buildings are old, some brick and others wood, plenty of light and air. The tenements are on C Street (brick), and Athens Street (wood), twenty in all. Prices on C Street: For three rooms, $2.25 per week; for four and five rooms, $2.50 per week. On Athens Street: For three rooms, $1.25; four rooms, $1.50 per week.